

Lexington Heights Inc.

Board Meeting

September 24, 2022

I. Call to Order

The meeting was called to order by association President, Bob, at 9:03.

II. Trustees Present

Bob Alimpich, Liz Alimpich, Renee Jobbit, Diana Larsson, John Medovarsky, Don McColman, Lynn Secord, Gladys Stablein, and Dottie Schulte

III. Reading of the September 10, 2022 Minutes

The Minutes were read silently by the Board. Dottie motioned to accept the Minutes. Diana seconded. All in Favor. Motion passed. (202242)

IV. Treasurer's Report

The settlement check has been received from Ron Adkins. The \$20,000 check has been deposited. Mr. Wilson will be paid when a bill is received minus the \$5,000 retainer. Diana reported that about 445 envelopes have been returned for the dues increase. Dottie remarked that some husband and wives may have returned both ballots in one envelope. So the count may be actually higher. The envelopes have not been opened yet. The ballots will be counted on Sunday, October 2 at the clubhouse at 11:00 AM.

V. Member Topics

Sandy on Lakeview discussed the Worth Township lighting project. Worth Township is planning to change the light bulbs to LED lighting. Worth Township is still brainstorming. Worth Township is considering turning over the lighting to each subdivision. She also discussed changing the poles and burying the wires. If they bury the lines, it would be on the outside of the bluff (near the road). She will keep us apprised about this project. One quote she received was about \$20,000. Trenching is the greatest expense. Probably, nothing will happen until April.

Diana questioned Sandy about how much money was raised on a hot dog sale. Sandy replied that they were not publicizing the amount. They are a small group looking to do some nice things for neighbors.

Ron from Grove expressed his concern about a tree. Bob said he will have someone come out to look at that tree. Ron also wanted to know about further clearing of Mill Creek. Bob responded that clearing Mill Creek will probably be a yearly event.

VI. Committee Reports

- **Clubhouse** – Julie is curious to see if we can get keys for the two doors with chains. People are pulling the doors closed and the chain was pulled out. Now there is a hole in the siding. The front door has a key. People use the east door and the door to the playground. It was suggested that Lynn make up signs for the doors reminding people to unhook the chain before closing. Someone fell on the front step because someone at the recent party turned off the outside lights. Switches have tape over them to prevent guests from turning off the outdoor lights. Bob purchased a repair kit to repair the stacks to fix the leak in the men's bathroom. A new screen needs to be put on the attic vent. Bob is hoping to get on the roof soon. Bob also discussed some debris up in the attic that needs to be cleaned out. Diana wanted to know about the sidewalk project. John and Dottie volunteered to work on the sidewalk project. Don got a new door for the service door to the west. Lynn wanted to know about the drain cover in the parking area. Bob will take a look at it. It is covered now with a board.
- **Bluff/Parkway** – No report.
- **Beaches/Jetties/Boat Ramp** – Don and Lynn walked the beach. They picked up very little trash. Beaches are remarkable clean. They looked at the Maple and Ivy jetties that were cut down years ago. The Ivy jetty needs to be addressed because the water is washing away under the Ivy stairs. They also noted that the crack on the Nymph jetty is getting bigger. Bob is talking with Ted Parker regarding the Ivy jetty. Don and Lynn also talked with Tom Wilson regarding the jetty near Tulip and Satinwood that was also cut back years ago. When you look at that jetty, you can see that it does not have the steps (different levels). However, that jetty at Tulip/Satinwood seems to have adequate sand build up. Mr. Wilson has a wealth of knowledge regarding the jetty project. (**Please note on our website under the Library tab, there is a very informative report written by Gene Komaromi on the jetty project.**) The cable at the boat ramp has been fixed. Bob will call Parker to remove the boat ramp. The lock is welded to the pole now. Thanks to Mark for fixing it.
- **By-Laws** – In Section 6, Bob wanted it added “Dues increases and assessments are subject to Incorporation of Summer Resort Owners, PA 137 – 1929, Section 455.219 (Am. 2006, Act 44, Imd. Eff. Mar. 2, 2006), which requires a majority of the membership to vote.” We also discussed the Section X, Dues, Fees, and Assessments. Section 1 would be a \$10.00 charge every month that dues aren't paid rather than a percentage. (See current by-laws.) This is to be voted on by the General Membership in 2023.
- There was a discussion about sending a letter to a resident because he had two dogs not on leashes on the beach that threatened a community member. The Board will write a letter reminding the resident of our policy about dogs on the beaches. The by-laws state no dogs on the beaches from 8:30 AM to 8:00 PM.

VII. New Business

Setting Calendar

The Board set the calendar for 2023. John will organize the Euchre nights for 2023. John suggested setting two days for bluff cutting. There will be three scheduled days to allow

cutting on the bluff with Board supervision. These are the tentative dates: May 25 (9:00), June 25 (9:00), September 9 (11:00).

VIII. Unfinished Business

- **Bluff Cutting** - Dottie made a Motion “A \$500 fine will be imposed for unauthorized cutting on the bluff and parkway.” Liz seconded. Dottie, Liz, Gladys, Bob, Don voted yes. John, Lynn, Renee, and Diana voted no. Motion passed. (202243) People will be notified in the newsletter, the website, and at the Annual Meeting.
- **Signs on Parkway** - There was a discussion about the 8 foot metal poles to be used for the Lexington Heights Parkway signs. Dottie will pick up the posts. Gladys is waiting to hear from Lakeshore Graphics. These signs are going to be placed along Mill Creek and Zenith Creek.
- **Golf Cart Stickers** – Liz talked with Lakeshore Graphics about the stickers. She will order 50 in April. Liz will come up with a form with a place for the cart owner’s name, email address, and phone number.
- **Lawsuit** - The settlement agreement and easement agreement have been signed by both parties. They are posted on the website.
- **Public Safety Millage for Worth Township** - Worth Township proposes to increase the tax limitation by 1.25 Mills (\$1.25 per \$1,000 value) on real property and levy a new millage for the purpose of: Paying the expenses of Public Safety specifically fire and fire rescue services, emergency medical services, police protection sheriff services and ambulance services through contracts with service providers for a period of two years. (two tax cycles) Thank you, Sandy for sharing this with us.
- **Consortium Meeting** – Board members will be attending a meeting with Blue Water Beach, Huronia Heights, and Great Lakes Shores at 12:30 PM, September 24.

IX. Adjournment

Diana motioned to adjourn. Dottie seconded. Motion passed. (202244)

Upcoming Events

Chili Fest - Saturday, October 1 @ 6:00 PM.

Bring a pot of chili to share or a dessert. Fixings will be provided. Shredded cheese, crackers, sour cream will be provided at no cost.